

RE TRANS
TO ☒
PPC ☒
CF ☒
TM ☒
PPC ☒

ELVIDGE F. CLEVELAND, single,

011401

of Waterville, County of Kennebec, State of Maine
(being ~~hereby~~) for consideration paid, grants to said DAVID R. VASHON and ANN M.
VASHON, husband and wife, both

TRANSFER
TAX
PAID

of P. O. Box 692, Waterville, County of Kennebec, State of Maine
with warranty covenants, as joint tenants, the land in Waterville,
County of Kennebec, State of Maine bounded and described as follows,
to wit:

A certain lot or parcel of land, with the buildings thereon, situated
in said Waterville, being Lot No. Eight, which is part of the premises
conveyed to Lucy B. Bragg et al by Alice T. Nudd et als, by warranty
deed dated January 31, 1946, recorded in Kennebec Registry of Deeds
in Book 832, Page 21, which premises were subdivided into a plan of
house lots under the name of Oak Knoll Terrace by C. H. Crane, C.E.
under date of June 29, 1946, which plan is duly recorded in said
Registry of Deeds, Plan Book 15, Pages 33 and 34, to which plan
reference may be had for a more particular description.

The tract and subdivision as within conveyed is subject, however, to
the following restrictions A to K inclusive imposed for the benefit
of Oak Knoll Terrace and on lots sold thereon, which restrictions
the parties intend shall run with the land and bind the grantees and
all persons claiming by, through, or under them:

- A. No part of Oak Knoll Terrace shall be used or occupied for any commercial purpose.
- B. No lot shall be divided for resale.
- C. Only homes designed for the occupancy of one family and costing exclusive of other incidental buildings upon the same lot, landscaping and other land improvements, not less than \$7,500. shall be built thereon.
- D. The main entrance of the dwelling shall face Oak Knoll Drive.
- E. The building lines on Oak Knoll Drive and cross streets shall be parallel to and thirty feet from said Drive and cross street lines and only piazzas, porches, bay windows and steps of the dwelling may extend over said Oak Knoll Drive and cross streets building lines.
- F. The building line for all other boundaries shall be parallel to and fifteen feet from said boundary and no building or portion thereof may extend over said line.
- G. No signs other than relate to the sale or lease of the land on Oak Knoll Terrace shall be erected or maintained on said Terrace.
- H. Only ornamental fences not more than six feet in height shall be erected thereon.
- I. No livestock, goats, fowl, ducks, geese, guinea hens, or dog kennels shall be kept on the premises.
- J. If the owner of one or more adjoining lots elects to improve said lots as one lot, these restrictions shall thereupon apply to said tract as one lot, and said tract as one lot shall come thereafter within the provisions of B. above.
- K. In the event of alleged violation of any of the restrictions here imposed, the grantor and any persons holding by, through or under him and/or the owners of any lot in said Oak Knoll Terrace may seek remedy at law or in equity provided, however, the grantor does not assume responsibility for the enforcement of these restrictions.

Being the same premises as conveyed by warranty deed in joint tenancy from Forest G. Whitman and Aurora M. Whitman to Elvidge F. Cleveland and Lucille S. Cleveland dated October 16, 1961 and recorded in Kennebec Registry of Deeds in Book 1262, Page 39. The said Lucille S. Cleveland died July 25, 1980 in Waterville, Maine and her estate was duly probated in Kennebec Probate Court, Docket #47766.

~~joint tenancy and release all rights by descent and all other rights~~

~~xxxxxx xxxxxxxx~~

Witness my hand and seal this

13th day of June 19 90
Elvidge F. Cleveland
By: Lester T. Jolovitz
Power of Attorney

The State of Maine

Kennebec

ss.

June 13, 19 90

Then personally appeared the above named Lester T. Jolovitz

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity.

Before me,

Julie L. Bureau

Justice of the Peace - Attorney at Law - Notary Public
Julie L. Bureau